City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

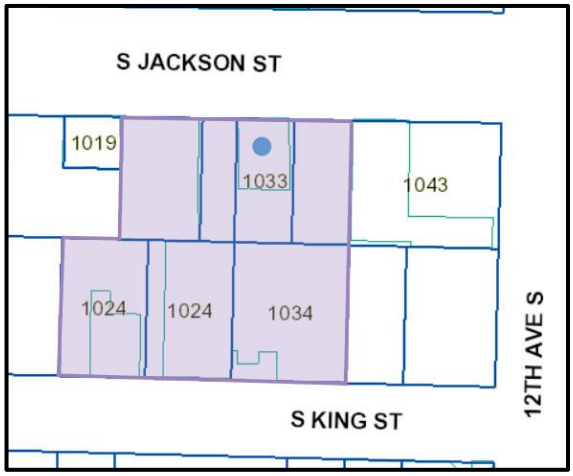
EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number:	3025755
Address:	1029 S Jackson St
Applicant:	Jon O'Hare for IS Property Investments LLC.
Date of Meeting:	Tuesday, July 25, 2017
Board Members Present:	Sharon Khosia Charles Romero David Sauvion Julian Weber (Chair)
Board Members Absent:	Carey Dagliano Holmes
SDCI Staff Present:	Beth Hartwick

SITE & VICINITY

Site Zone: DMR/C 65/65-85

Nearby Zones: (North) DMR/C 65/65-85 & MPC-YT
(South) DMR/C 65/65-150 & DMR/C 65/65-150
(East) DMR/C 65/65-85
(West) DMR/C 65/65-85



Lot Area: Approx. 51,000 sq. ft.

Access: The site abuts both S Jackson St and S King St.

Environmentally Critical Areas: None

Current Development: The site is made up of 7 parcels with 5 one-story buildings constructed between 1919 to 1954.

Surrounding Development and Neighborhood Character:
The site which is composed of 7 parcels, is located mid block, with frontage on both S Jackson St and S King St, between 10th Ave S and 12th Ave S. The block is in the Chinatown-International District Urban Center Village. It is also located within the International Special Review District and the Chinatown-International District's Little Saigon Neighborhood. The current neighborhood is mostly one and two story commercial structures with a few vacant or surface parking lots.

S. King St is both a Green Street and a Festival St. Bus service is located on both S Jackson St and 12th Ave S to the east. The Capital Hill streetcar runs along S Jackson St.

Directly to the east of the project site are two vacant lots used for parking and a single story commercial structure with surface parking that houses multiple small businesses. Directly to the west along S Jackson St is a two-story commercial structure and surface parking. Off S King St, adjacent to the site is a parking lot. Across S Jackson St are one and two story commercial structures with surface parking. Across S King St is a one-story building constructed in 1994 with a recently opened charter High School, one story commercial/warehouse structures built in the first half of the 1900's and vacant lots. An elevated I-5 overpass is located one block to the west.

The neighborhood has several projects in various stages of planning and development. The recently built Yesler Hill Climb with access at 10th Ave S. is located northwest of the site, across S Jackson St. One block west of the site a six-story 249 residential unit project is proposed for the site bound by S Jackson St, S King St and 10th Ave S, located just east of the I-5 overpass. Across S. Jackson St is a proposed 8-10-story development under MUP #3022675 with residential and hotel units, a grocery store, theater and 45,700 sq. ft. of commercial space.

PROJECT DESCRIPTION
The proposal at the time of EDG is for a seven story building with 320 residential units, approx. 10,000 sq. ft. of commercial space at street level and along a through block passage, and 170 parking spaces partially in a below grade.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that the lack of a relationship of the internal courtyard to the retail through block passage is a missed opportunity.
- Stated that S King St is a green street and festival street.
- Noted that there are no precedents for on grade residential units or stoops along S King St.
- Expressed that the proposed amount of retail space on King St is too small and encouraged additional retail space or live/work units to activate the street. Look to Humble Pie Pizzeria on Rainier Ave S as an example.
- Stated that S King St. should have a diversity of uses and have a true mixed use presence on the street.
- Concerned about how public and residential parking will work with access off of S. King St as the street will be shut down for festivals.
- Concerned about the location of the access to parking along with any proposed residential, retail, or live/work uses on S King St.
- Supported the proposal and noted that the design was doing a good job connecting to S King St. and encouraged the S. King St entry to the through block passage to be bold and not secondary.

The following written comments were received at the meeting but were requested not to be read at the meeting:

- Expressed that the project is a great addition to the Chinatown International District and that it's been handled with sensitivity to the community's concerns.
- Concerned about the lack of affordable housing and encouraged that culturally appropriate and affordable commercial space be ensured.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

[Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.]

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

The site of this project is located in the International Special Review District (ISRD) so the proposal is not required to be reviewed by the Design Review Board unless the proposal includes a request for design review departures through SMC 23.41. The development team is requesting departures, which means the project needs to go through the Design Review process per SMC 23.41.

SDCI and DON determined that the project should be presented to the ISRD Board and the local community before the EDG meeting with the Design Review Board. The project had been before the ISRD Board three times before the EDG Meeting. As the massing concept had been determined by the ISRD Board, the Design Review Board gave guidance related to the preferred massing concept (Scheme 4: "C") that was presented in the packet.

1. **Massing and Design along S. Jackson St:** The Board supported the gateway into the through block passage with the "jewel box" commercial space on the east side of the passage entry. The Board encouraged further study of the entry and jewel box with the following guidance:
    a. Consider the appropriate architectural presence of the entry into the through block passage as it relates to the entire building and provide a high level of detail at the entry. (CS2-A-1, CS2-A-2, PL1-B-1, PL3-A-1, PL4-B, DC2-D)
    b. Study and design the commercial space to the east of the passage entry (jewel box) to determine whether one or two stories is an appropriate scale to define the entry along S Jackson St. Pay attention to the roof of the jewel box, since it will be a visible fifth facade. (PL3-A-4, DC2-A-1, DC2-B-2)
    c. Design this small area of commercial space to relate to potential future development to the east. (CS2-D-1, CS3-A-4)

2. **Access to the Market Pass Through and Courtyard:** The Board discussed the treatment and security concerns of the two access points from the right-of-way into the through block passage. The Board asked the public attending the meeting if the community prefers the passage to be open at all times, or gated at certain times such as after business hours. The community expressed preference for a gate. The Board also discussed the possibility of physical or visual access from the enclosed residential courtyard to the passage. The following guidance was given:
    a. Provide gates at the two entry points to the through block passage. Work with the community to identify a plan for when the gates should be closed, such after commercial business hours. (PL1-A, PL1-C-3, PL2-B, DC3-B)
    b. Design the gates to relate to the nearby context and neighborhood character. (CS3-A, CS3-B, CS2-B-1, DC4-A-1)

3. **Design of the Residential Uses along S King St:** Access to the proposed residential units at or near street level along S King St need to be designed with an entry sequence to provide for some privacy and security while also allowing for opportunities for interaction. (PL3-B-1, PL3-B-2, PL3-B-4)
    a. Provide a design with a strong character using the example of the Pearl Townhouses in Portland Oregon, as shown on page 47 of the EDG packet as a model. (PL3-A, PL3-B, DC2-E.1)
    b. Provide studies showing alternatives for commercial and residential treatments for the street level units. (PL3-A, PL3-B, DC2-E.1)

4. **West Elevation Design:** The Board noted that the residential units located at the west elevations will have wonderful views and access to light and air until the site to the west is developed. In response to Board questions, the architect for the proposal stated that the setback for the portion of the structure near S King St will be set back 10'. {Staff note: the EDG packet shows 9' to 10'.} The Board agreed that the proposed setback was appropriate and a blank wall is undesirable. The following guidance was given;
    a. Design the west façade in the southwest corner of the site with modulation and articulation, to provide light and air for the proposed residential units once the adjacent site is developed. (CS2-D-1, DC2-A-1, DC2-B-2)

For the Recommendation Meeting provide the following:

- A lower level floor plan that shows service use locations.
- Studies showing alternatives for commercial and residential treatments for the street level units.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance Meeting the following departures were requested:

1. SMC23.49.162.B.1.b.(2).ii (Facade Setback Limits): The Code allows maximum setback limits for property line facades. Along S. Jackson St., a maximum setback of 10' is allowed between 15 and 35 feet above sidewalk grade at the property line, with additional requirements in that section of the Code:

(b) The total area of a facade that is set back more than two (2) feet from the street property line shall not exceed forty (40) percent of the total facade area between the elevations of fifteen (15) and thirty-five (35) feet.

(c) No setback deeper than two (2) feet shall be wider than twenty (20) feet, measured parallel to the street property line.

(d) The facade of the structure shall return to within two (2) feet of the street property line between each setback area for a minimum of ten (10) feet. Balcony railings and other nonstructural features or walls shall not be considered the facade of the structure.

The proposal is to exceed the maximum permitted setback along S Jackson St. A 3'-9" to 7'-3" set back is proposed for the entire 20' by 180'plus required setback area.

The Board indicated preliminary support for this departure at Recommendation stage of review, as the proposal includes larger setbacks at the upper stories and provides a better response to Guidelines CS2-D.1 and CS3-A for neighborhood scale and context.

2. SMC23.49.164.A (Width and Depth Limits): On a lot of this size, the Code allows a maximum building width and depth of 120 feet, for areas of the structure that are between 65 and 145 feet tall.

The proposal is to allow a 230' wide building. 125' of building width would be parallel with the street lot line. The other areas (110' of building width) would be curved or angled.

The Board indicated preliminary support for this departure at Recommendation, provided the Recommendation packet demonstrates how the design better meets the intent of specific design guidelines.

3. SMC23.49.166.A.2 (Side Setbacks): The Code requires that In DMR zones within South Downtown, setbacks of 10 feet are required from side lot lines that are not street lot lines, for portions of structures above a height of 65 feet.

The proposal is to allow a portion of the structure at the 7th floor which is above 65' and is within 10' of the non-street side lot line that is parallel to S Jackson and S King streets.

The Board indicated preliminary support for this departure at Recommendation, provided the Recommendation packet demonstrates how the design better meets the intent of specific design guidelines.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE
CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the

same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas

through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.